

SNAPSHOT of HOME Program Performance--As of 03/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	29		
Program Progress:							
% of Funds Committed	99.30 %	94.20 %	4	92.07 %	99	97	
% of Funds Disbursed	81.56 %	88.43 %	29	84.14 %	26	31	
Leveraging Ratio for Rental Activities	3.64	4.94	18	4.79	37	40	
% of Completed Rental Disbursements to All Rental Commitments***	90.52 %	89.53 %	20	81.45 %	44	41	
% of Completed CHDO Disbursements to All CHDO Reservations***	68.40 %	70.82 %	18	69.74 %	36	39	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	79.96 %	81.97 %	15	80.97 %	36	37	
% of 0-30% AMI Renters to All Renters***	32.62 %	36.57 %	17	45.50 %	25	27	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.79 %	98.44 %	14	95.55 %	57	57	
Overall Ranking:			In State:	14 / 29	Nationally:	46	48
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$11,532	\$19,562		\$26,831	938 Units	74.70 %	
Homebuyer Unit	\$42,536	\$16,300		\$15,029	74 Units	5.90 %	
Homeowner-Rehab Unit	\$18,946	\$16,079		\$20,806	25 Units	2.00 %	
TBRA Unit	\$9,651	\$6,001		\$3,228	218 Units	17.40 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Montgomery County PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$48,091	\$132,989	\$21,042
State:*	\$99,408	\$40,106	\$16,286
National:**	\$96,090	\$75,663	\$23,585

CHDO Operating Expenses:
(% of allocation)

PJ:	1.9 %
National Avg:	1.2 %

R.S. Means Cost Index: 1.08

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	87.0	52.7	40.0	55.0	Single/Non-Elderly:	8.5	39.2	24.0	95.0
Black/African American:	9.4	32.4	60.0	45.0	Elderly:	85.0	0.0	48.0	5.0
Asian:	2.0	0.0	0.0	0.0	Related/Single Parent:	4.6	33.8	12.0	0.0
American Indian/Alaska Native:	0.1	0.0	0.0	0.0	Related/Two Parent:	1.8	24.3	16.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	1.4	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	1.4	0.0	0.0					
Black/African American and White:	0.1	2.7	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.1	4.1	0.0	0.0					
Asian/Pacific Islander:	0.1	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	1.2	5.4	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	69.7	18.9	40.0	95.0	Section 8:	32.1	2.7 [#]		
2 Persons:	23.0	25.7	36.0	5.0	HOME TBRA:	0.0			
3 Persons:	4.1	28.4	4.0	0.0	Other:	13.7			
4 Persons:	2.1	14.9	12.0	0.0	No Assistance:	54.3			
5 Persons:	0.5	8.1	4.0	0.0					
6 Persons:	0.5	2.7	4.0	0.0					
7 Persons:	0.1	0.0	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			21	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Montgomery County

State: PA

Group Rank: 46
 (Percentile)

State Rank: 14 / 29 PJs

Overall Rank: 48
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 75.25%	90.52	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.43%	68.4	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	79.96	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.30%	99.79	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.340	3	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

HOME Program Performance SNAPSHOT



Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

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